

# Exhibit B

## Civil Court of the City of New York

County of KingsPart DE 40 Buyers IG, LLC.

Claimant(s)/Plaintiff(s)/Petitioner(s)

against

Kingsley Palmer,  
Sandra Palmer  
John Doe <sup>2</sup> Jane Doe

Defendant(s)/Respondent(s)

Index Number 8 2907/18

Motion Cal. # \_\_\_\_\_ Motion Seq. # \_\_\_\_\_

## DECISION/ORDER

Recitation, as required by CPLR §2219 (a), of the papers considered in the review of this Motion.

Papers	Numbered
Notice of Motion and Affidavits Annexed.....	_____
Order to Show Cause and Affidavits Annexed ....	_____
Answering Affidavits .....	_____
Replying Affidavits.....	_____
Exhibits .....	_____
Other.....	_____

Upon the foregoing cited papers, the Decision/Order on this Motion ~~to~~ holdover proceedingto obtain legal possession of 891 East 40<sup>th</sup> Street, Bklyn NY 11210 is as follows:

The Petitioner obtained title to the property at 891 East 40<sup>th</sup> Street pursuant to a foreclosure. Pursuant to the certified deed the title was transferred on July 24, 2018. The Petitioner sustained their prima facie burden.

The Respondent, Kingsley Palmer, defends against this holdover proceeding but disputing the validity of the foreclosure and the transfer of the deed.

This Court does not have the jurisdiction to question the validity of the deed. The Petitioner is the current deed holder and has not received use and occupancy since taking title.

Pursuant to the testimony and evidence adduced at trial, the Petitioner is awarded a final judgment of possession, Warrant to issue forthwith, execution stayed through March 31, 2019.

2/28/19

Date

This is without  
prejudice to  
rights before  
Supreme Court.

Judge, Civil Court

James J. [Signature]

Judicial Member

**Kings County Civil Court  
Landlord and Tenant Judgment**

**Index Number: LT-082907-18/KI**

Petitioner(s):  
E40 Buyers IG LLC,

vs.

Respondent(s):  
Kingsley Palmer;  
Sanda Palmer;  
"John" "Doe";  
"Jane" "Doe"

A Notice of Petition and Holdover Petition duly verified and proof of service having been filed with this court and the issue having been decided before Honorable Jeannine B. Kuzniewski Housing Court Judge on February 28, 2019, a final order is made, after trial in favor of Petitioner: E40 Buyers IG LLC,.

On Motion of: Stephen Samuel Weintraub  
8030 164th St, Jamaica, NY 11432-1114

**IT IS ADJUDGED:**

That possession of the premises, described in the petition located at 891 East 40th Street, Apt. Entire Premises, Brooklyn, NY 11210-, said property is further described as Six (6) rooms, be awarded to the petitioner(s).

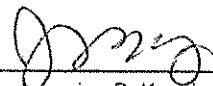
Petitioner creditor(s) and address(es):  
(1) E40 Buyers IG LLC,

Respondent debtor(s) and address(es):  
(1) Kingsley Palmer, at 891 East 40th Street, Apt. Entire Premises, Brooklyn, NY 11210  
(2) Sanda Palmer, at 891 East 40th Street, Apt. Entire Premises, Brooklyn, NY 11210  
(3) "John" "Doe", at 891 East 40th Street, Apt. Entire Premises, Brooklyn, NY 11210  
(4) "Jane" "Doe", at 891 East 40th Street, Apt. Entire Premises, Brooklyn, NY 11210

**IT IS FURTHER ORDERED:**


That a warrant of eviction shall issue removing all named respondents from the described premises. The Execution of the Warrant is Stayed per Stipulation/Order.

Date of Decision: 02/28/2019

  
Honorable Jeannine B. Kuzniewski  
Housing Court Judge

Judgment entered at Kings County Civil Court, 141 Livingston Street, Brooklyn, NY 11201, in the STATE OF NEW YORK in the total amount of \$0.00 on 03/01/2019 at 02:36 PM.

Judgment sequence 1

  
Alia Razzaq, Chief Clerk

Warrant issued to Marshal \_\_\_\_\_ on \_\_\_\_\_

Section 5020(c) of the Civil Practice Law and Rules requires that a satisfaction be filed with the clerk when the judgment is satisfied. Failure to do so subjects the judgment creditor to penalties.